

— HOME PROGRAM —

SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Date of SNAPSHOT Report - 12/31/07



Participating Jurisdiction (PJ): BARNSTABLE COUNTY CONSORTI State: MA

State Rank: 4 / 19 PJs Group Rank: 77 Overall Rank: 81
 (Percentile) (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.00%	99.83	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 45.77%	70.92	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	85.29	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 87.77%	99.63	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.850	2.88	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

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Participating Jurisdiction (PJ): BOSTON State: MA

State Rank: 11 / 19 PJs Group Rank: 65 Overall Rank: 58
 (Percentile) (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.00%	78.59	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 45.77%	69.15	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	78.07	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 87.77%	94.12	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.850	1.94	

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** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

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Local Participating Jurisdictions with Rental Production Activities

Date of SNAPSHOT Report - 12/31/07



Participating Jurisdiction (PJ): BROCKTON State: MA

State Rank: 1 / 19 PJs Group Rank: 94 Overall Rank: 95
 (Percentile) (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 45.77%	77.21	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	91.74	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 87.77%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.850	1.05	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

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Local Participating Jurisdictions with Rental Production Activities



Date of SNAPSHOT Report - 12/31/07



Participating Jurisdiction (PJ): CAMBRIDGE State: MA

State Rank: 16 / 19 PJs Group Rank: 39 Overall Rank: 38
(Percentile) (Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.00%	96.28	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 45.77%	69.23	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	62.89	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 87.77%	74.84	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.850	2.72	

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** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.


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 Local Participating Jurisdictions with Rental Production Activities
 Date of SNAPSHOT Report - 12/31/07



Participating Jurisdiction (PJ): FALL RIVER State: MA

State Rank: 7 / 19 PJs Group Rank: 75 Overall Rank: 73
 (Percentile) (Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.00%	97.48	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 45.77%	91.95	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	81.26	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 87.77%	94.65	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.850	4.34	

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Local Participating Jurisdictions with Rental Production Activities


Date of SNAPSHOT Report - 12/31/07



Participating Jurisdiction (PJ): FITCHBURG CONSORTIUM State: MA

State Rank: 5 / 19 PJs Group Rank: 74 Overall Rank: 78
(Percentile) (Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 45.77%	40.41	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	96.97	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 87.77%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.850	2.08	

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** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

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Local Participating Jurisdictions with Rental Production Activities


Date of SNAPSHOT Report - 12/31/07



Participating Jurisdiction (PJ): HOLYOKE CONSORTIUM State: MA

State Rank: 14 / 19 PJs Group Rank: 54 Overall Rank: 53
(Percentile) (Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.00%	98.5	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 45.77%	66.12	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	70.94	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 87.77%	94.72	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.850	3.98	

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** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

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Local Participating Jurisdictions with Rental Production Activities

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Participating Jurisdiction (PJ): LAWRENCE State: MA

State Rank: 18 / 19 PJs Group Rank: 34 Overall Rank: 34
 (Percentile) (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.00%	72.37	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 45.77%	72.67	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	76.97	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 87.77%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.850	2.79	

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** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

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Local Participating Jurisdictions with Rental Production Activities

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Participating Jurisdiction (PJ): LOWELL State: MA

State Rank: 13 / 19 PJs Group Rank: 57 Overall Rank: 56
 (Percentile) (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.00%	80.8	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 45.77%	74.14	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	86.99	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 87.77%	90.24	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.850	2.06	

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** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

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Local Participating Jurisdictions with Rental Production Activities

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Participating Jurisdiction (PJ): LYNN State: MA

State Rank: 6 / 19 PJs Group Rank: 80 Overall Rank: 78
 (Percentile) (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 45.77%	87.76	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	84.71	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 87.77%	98.82	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.850	1.88	

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Local Participating Jurisdictions with Rental Production Activities

Date of SNAPSHOT Report - 12/31/07



Participating Jurisdiction (PJ): MALDEN CONSORTIUM State: MA

State Rank: 17 / 19 PJs Group Rank: 34 Overall Rank: 34
 (Percentile) (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.00%	74.7	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 45.77%	49.03	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	76.42	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 87.77%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.850	3.39	

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Local Participating Jurisdictions with Rental Production Activities

Date of SNAPSHOT Report - 12/31/07



Participating Jurisdiction (PJ): NEW BEDFORD State: MA

State Rank: 3 / 19 PJs Group Rank: 88 Overall Rank: 87
 (Percentile) (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 45.77%	60.45	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	90.91	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 87.77%	97.55	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.850	2.06	

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Local Participating Jurisdictions with Rental Production Activities

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Participating Jurisdiction (PJ): NEWTON CONSORTIUM State: MA

State Rank: 2 / 19 PJs Group Rank: 95 Overall Rank: 94
 (Percentile) (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 45.77%	93.8	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	87.83	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 87.77%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.850	1.81	

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Participating Jurisdiction (PJ): PEABODY CONSORTIUM State: MA

State Rank: 8 / 19 PJs Group Rank: 71 Overall Rank: 68
 (Percentile) (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.00%	87.92	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 45.77%	67.21	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	83.53	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 87.77%	89.16	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.850	2.86	

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Local Participating Jurisdictions with Rental Production Activities



Date of SNAPSHOT Report - 12/31/07



Participating Jurisdiction (PJ): QUINCY CONSORTIUM State: MA

State Rank: 9 / 19 PJs Group Rank: 58 Overall Rank: 61
(Percentile) (Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 45.77%	76.64	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	66.67	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 87.77%	83.97	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.850	2.67	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

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Local Participating Jurisdictions with Rental Production Activities

Date of SNAPSHOT Report - 12/31/07



Participating Jurisdiction (PJ): SOMERVILLE State: MA

State Rank: 15 / 19 PJs Group Rank: 48 Overall Rank: 49
(Percentile) (Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.00%	76.48	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 45.77%	56.23	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	91.96	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 87.77%	99.73	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.850	4.08	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

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Local Participating Jurisdictions with Rental Production Activities

Date of SNAPSHOT Report - 12/31/07



Participating Jurisdiction (PJ): SPRINGFIELD State: MA

State Rank: 12 / 19 PJs Group Rank: 58 Overall Rank: 57
 (Percentile) (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.00%	74	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 45.77%	76.36	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	80.17	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 87.77%	98.04	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.850	3.2	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

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Participating Jurisdiction (PJ): TAUNTON CONSORTIUM State: MA

State Rank: 19 / 19 PJs Group Rank: 22 Overall Rank: 20
(Percentile) (Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 45.77%	31.1	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	78.95	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 87.77%	84.21	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.850	1.65	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

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Participating Jurisdiction (PJ): WORCESTER State: MA

State Rank: 10 / 19 PJs Group Rank: 60 Overall Rank: 59
(Percentile) (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.00%	96.35	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 45.77%	79.27	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	70	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 87.77%	99.41	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.850	2.76	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

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